



Yetholm Avenue, DH2 2EN
3 Bed - House - Semi-Detached
£550 Per Calendar Month

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Offered for rent on an unfurnished basis is this 3 bedroom semi-detached house.

The floorplan comprises an entrance hallway, lounge and kitchen. To the first floor there are three bedrooms and a bathroom with overhead shower. Externally, the property enjoys a large front garden and a rear yard.

Yetholm Avenue is conveniently located within Chester le Street, a well-established and popular town offering an excellent range of amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. The town also benefits from a mainline railway station with direct services to Durham, Newcastle and beyond, making it ideal for commuters. Road links are equally strong, with easy access to the A1(M) providing straightforward travel across the region.

The area is well regarded for schooling, with a number of primary and secondary schools nearby, and also benefits from good public transport links and everyday services. Riverside Park is close by, offering pleasant riverside walks, green open spaces and recreational facilities.

Bond: £550

****Specifications: Unfurnished****

****Required earnings: Tenant Income £19,800 Guarantor Income £19,800 (if required)****

Entrance Hallway

Lounge

Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, the property enjoys a large front garden and a rear yard.

AGENTS NOTES

Council Tax: Durham County Council, Band A approx £1,748
EPC D

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

Gas Supply – Mains

Electricity Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile Phone Coverage – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Estimated Broadband Download Speeds – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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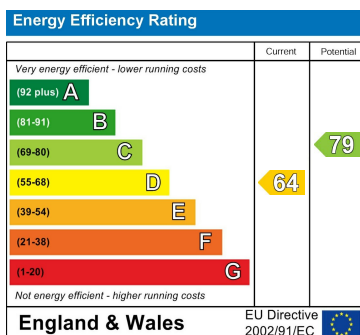
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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